076.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,100 / 749,100
					USE VALUE:	749,100 / 749,100
					ASSESSED:	749,100 / 749,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANICO JEAN M
Owner 2:	
Owner 3:	
Street 1:	35 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,795 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2340 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10795.000	228,400		520,700	749,100
Total Card	0.248	228,400		520,700	749,100
Total Parcel	0.248	228,400		520,700	749,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.07 | /Parcel: 320.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48077
GIS Ref	
GIS Ref	
Insp Date	10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,500	0	10,795.	520,700	749,200	749,200	Year End Roll	12/18/2019
2019	101	FV	197,000	0	10,795.	483,500	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	197,000	0	10,795.	483,500	680,500	680,500	Year End Roll	12/20/2017
2017	101	FV	197,000	0	10,795.	424,000	621,000	621,000	Year End Roll	1/3/2017
2016	101	FV	197,000	0	10,795.	386,800	583,800	583,800	Year End	1/4/2016
2015	101	FV	196,000	0	10,795.	342,200	538,200	538,200	Year End Roll	12/11/2014
2014	101	FV	196,000	0	10,795.	323,600	519,600	519,600	Year End Roll	12/16/2013
2013	101	FV	196,000	0	10,795.	308,000	504,000	504,000		12/13/2012

!6332!

PRINT

Date	Time
12/10/20	21:07:23

LAST REV

Date	Time
04/30/19	14:18:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14760-286		10/1/1982		24,000	No	No		A

USER DEFINED

Prior Id # 1:	48077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
3/27/2009	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C	153	PATRIOT
4/20/2000	Inspected	243	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10795		Sq. Ft.	Site		0	70.	0.69	12									520,696						520,700	

Total AC/HA: 0.24782 | Total SF/SM: 10795 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,696 | Spl Credit | Total: 520,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98930991
Adj $ / SQ:	126.879
Other Features:	72821
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331041
Depreciation:	102623
Depreciated Total:	228418

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2					Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

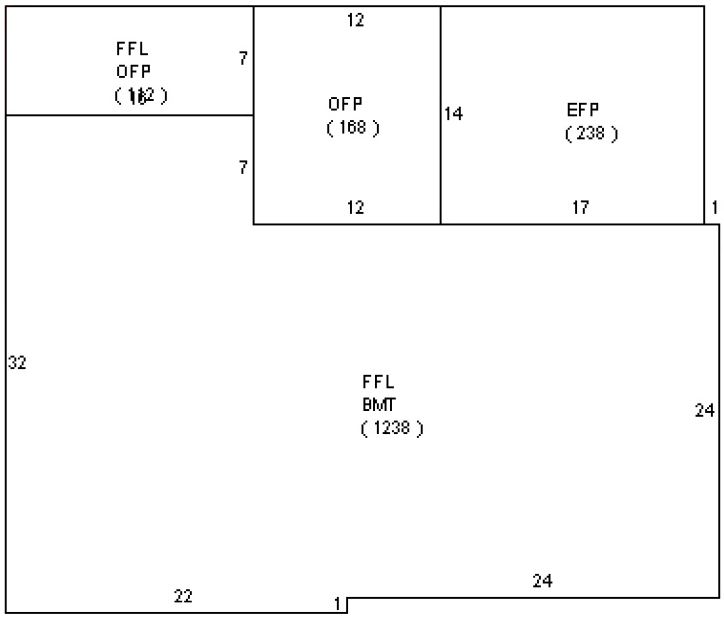
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.88
Special Features:	0	Val/Su Net:	73.54
Final Total:	228400	Val/Su SzAd	169.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,350	126.880	171,287
BMT	Basement	1,238	57.860	71,627
OFP	Open Porch	280	22.150	6,203
EFP	Enclos Porch	238	38.250	9,104
	Net Sketched Area:	3,106	Total:	258,221
Size Ad	1350	Gross Are	3106	FinArea 2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: